



TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

STONEHAM BOARD OF APPEALS AGENDA

NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, January 28, 2016

Hearing Room

7:00 P.M.

- Confirm next meeting

7:30 P.M.

PUBLIC HEARINGS

- **181 North Street**
Represented by James Juliano

C&L Homes, LLC at the property address of 181 North St, Lot 5, has filed a petition for variances in the Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1, and Section 2.1.29 to construct a single family dwelling as shown on plan filed with the petition dated September 23, 2015 by Eastern Land Survey Associates, Inc. The subject lot contains 14,395 sq. ft. of land with a common shared driveway to be shared with Lot 6, which reduces the frontage to 54 feet and lot width of 56 feet in violation of the frontage and lot width requirement of 90 feet.

- **45 North Street**
Represented by Steven Cicatelli

Kaluta LLC, OWNER of 45 NORTHSTREET, has filed a petition for a Special Permit pursuant to Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 6.2.3 to construct a 20' x 40' Maintenance Building at the rear of the property. The property is presently a multi-family residential structure however the Highway Business District does not allow for residential uses therefore a Special Permit is required to extend the use by constructing the Maintenance Building. Plans filed with the petition by Mistry Associates, Inc. dated November 23, 2015 show a proposed 20' x 40' Maintenance Building.

- **12 Tremont Street**

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TOWN CLERK
REGISTRARS

Represented by Charles Houghton

Stephen A. Niosi, Jr., of 36 Barbara Road, Hanson, MA 02341 has filed a petition to demolish the existing dwelling and to request variances to construct a single family dwelling at 12 Tremont Street, Stoneham, Massachusetts. Section 5.2.1 Dimensional Requirements requires frontage and width in Residence A of 90 feet. The proposed and existing frontage and width is 66 feet and Section 5.2.1 also requires a side setback in Residence A of 10 feet. The proposed side setback is 8.5 feet. Lastly, Section 5.2.1 requires a minimum lot size of 10,000 square feet. The proposed and existing lot size is 9,635 square feet. A variance of all of the above dimensional requirements will be required.